

INITIALS \_\_\_\_\_

## ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Joanna L. Bilotta-Simeone, Chair  
Nathan J. Lockwood, Vice-Chair  
Damon McQuaid, Clk.  
Emerick R. Bakaysa, Mbr.  
Matthew Allison, Mbr.  
Marion M. Benson, Planning Director



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Minutes  
March 24, 2014

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Emerick R. Bakaysa, Matthew Allison

Also Present: Chantell Fleck, MRPC

Absent: Marion M. Benson

E. Bakaysa, Motion to enter into Public Hearing and then to return to Regular Session, Second, M. Allison, all aye.

**PUBLIC HEARING, Warrant Article for May 2014 Town Meeting, RMD (Registered Marijuana Dispensary) Bylaw-** See separate minutes.

**265 Pleasant Street ANR:** E. Bakaysa, Motion to endorse, Second, D. McQuaid, Plan signed.

**MINUTES APPROVAL:** All minutes signed.

Motion, N. Lockwood, to approve 3-10-14, Second, D. McQuaid.

Motion, N. Lockwood, to approve 3-18-14 workshop, Second, M. Allison.

### **COMMITTEE REPORTS:**

**MJTC, M. Allison-** Discussion on construction of Wachusett Rail Station. Work will create some weekend closures on the rail lines going into North Station. Also, the Government Center T Stop will be closed for two years due to construction.

**MRPC, J. Bilotta-Simeone-** Meeting scheduled for March 25<sup>th</sup>.

**School Building Committee, N. Lockwood-** MS/HS Project will have a limited site plan review. Working session will be held April 9<sup>th</sup> regarding "value management items".

**Building Reuse Committee, D. McQuaid-** No update

**Agricultural Commission, M. Allison-** Continued discussion on preparation of Right-to-Farm bylaw.

### **NEW BUSINESS/DEVELOPMENT STATUS REPORTS:**

**MS/HS Project-** No report

**Highfield Village-** In house meeting scheduled for March 27<sup>th</sup> with applicant and peer reviewer. Peer reviewer will be brought current on project status as peer review engineering firm has changed.

**Force Corporation, 305 Leominster Shirley Road-** No report

**Definitive Subdivision, 50 Elmwood Road-** Developer requesting a 30-day extension on Board endorsement of the Findings and Directives. Motion to approve 30-day extension, D. McQuaid, Second, M. Allison, all aye. Extension approved to April 14, 2014.

**Whites Woods-** No report.

**Emerald Place at Lake Whalom-** No report.

**651 Chase Road Solar-** Racking and modules being installed. Rock swale being installed. Concrete equipment pads poured. E. Bakaysa recommended a Board site visit to both the Chase Road and Pleasant Street sites within the next two months.

**265 Pleasant Street Solar-** All modules installed. Fence being installed. Concrete equipment pad poured. Board requesting a site visit by the peer reviewer due to abutter comments regarding location of a telephone pole. E. Bakaysa also wants to ensure there are no gaps in screening and all landscaping is appropriate.

**White Tail Crossing-** Developer is aware of his responsibility in getting Article on Town Warrant.  
**Annual Town Meeting- Continued work on RMD Bylaw-** See Hearing minutes.

**MEETING SCHEDULE:**

April 14, 2014, 6:30 PM, Town Hall, Hearing Continuation following by Board Meeting  
April 28, 2014, 6:30 PM, Ritter Memorial Building

**MEMBER ISSUES:** M. Allison opined that the board received incorrect information regarding a safety issue at 305 Leominster Shirley Road and that the Board-approved plan was deficient in sight distance for a 25 MPH speed limit. Discussion followed with no resolution. Board discussed the possibility of asking the Police Chief to a meeting for discussion of the issue. There will be continued discussion at the April 14<sup>th</sup> Board meeting with the Board looking for advisement from C. Fleck from MRPC.

Adjourned 9:00 PM.

Documents used at meeting:

Minutes 3-10-14

Minutes 3-18-14 Workshop

265 Pleasant Street ANR

50 Elmwood Road Request for Extension

Chase Road Solar Update

Pleasant Street Solar Update

Draft RMD Bylaw